

FREMONT BUILT ENVIRONMENT

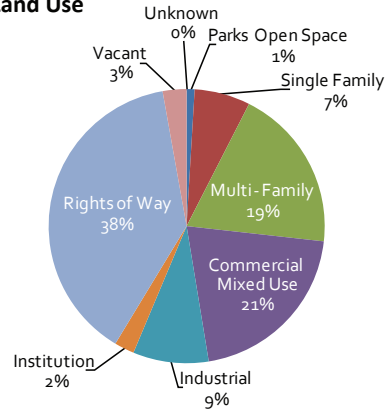
Fremont	2000 Census
Housing Units	2,162
Owner Occupied	472
Renter Occupied	1,595
Vacant Housing Units	95
Average HH Size	1.64
Owner Occupied	1.72
Renter Occupied	1.61
Median Contract Rent	\$719
Median House Value	\$288,888

*SF-3 block group estimates

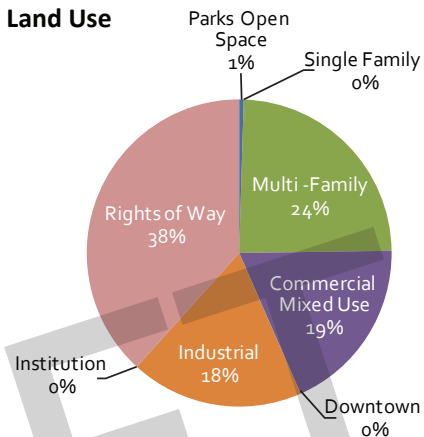
Current Densities	as of 2007
Gross Acres	213
Housing Units/Acre	11.80
Population/Acre	18.10
Jobs/Acre	32.50

Source for land use and density information: DPD
(Comprehensive Planning section)

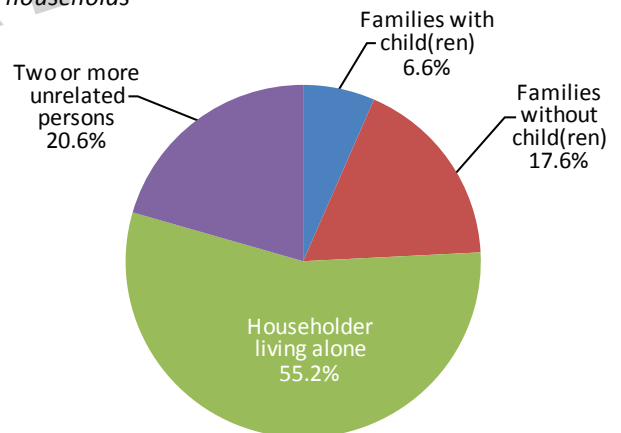
Existing Land Use



Zoned Land Use



**Household Types
for all households**

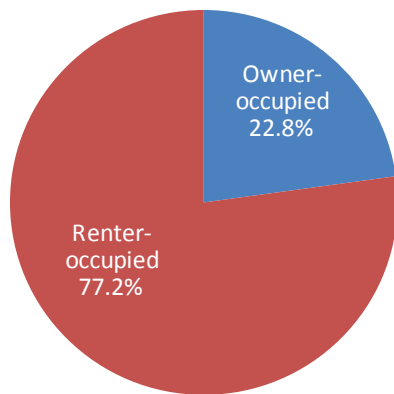


Note: "Children" refers to related children under 18 years of age

Source: 2000 Census (SF-3 block group estimates)

Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

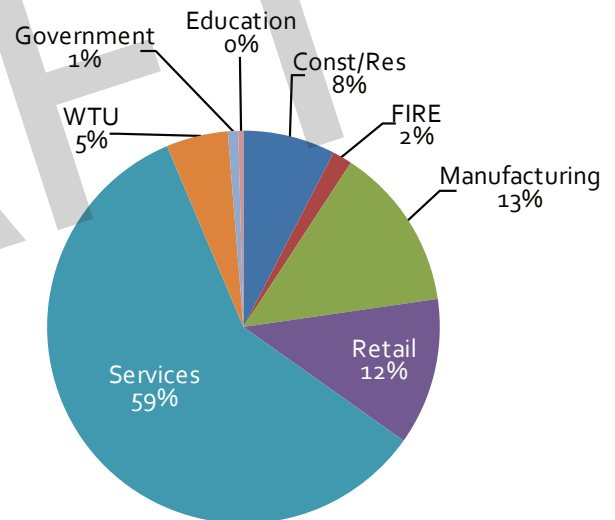
Web Links

- Department of Planning and Development: <http://www.seattle.gov/dpd/>
- Department of Planning and Development Zoning and Building Codes: <http://www.seattle.gov/dpd/resourcecenter/>

Related Plans

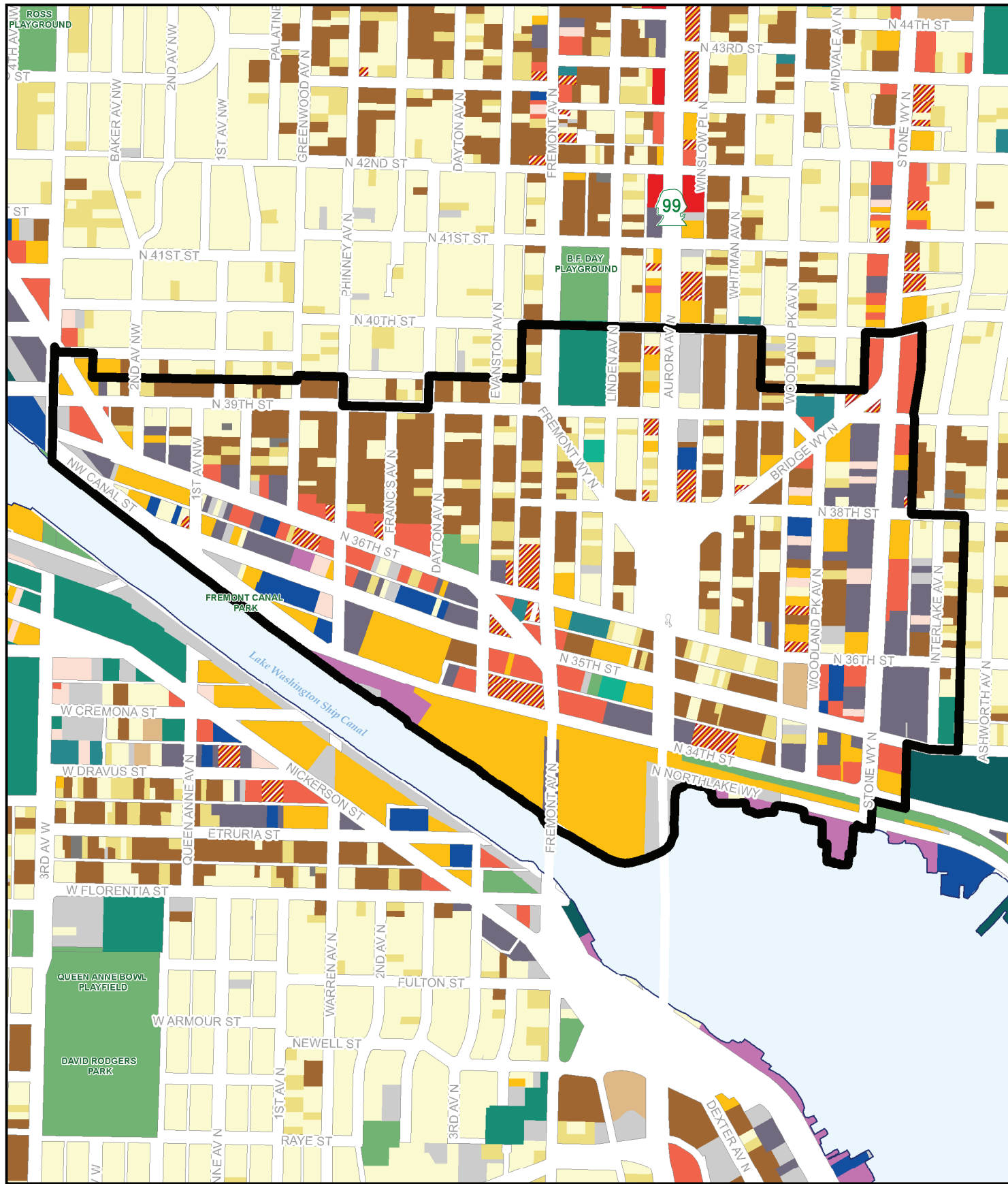
- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Fremont Neighborhood Plan: <http://www.seattle.gov/neighborhoods/np/np1/matrices.htm>

2007 Employment by Sector



Source: PSRC Covered Employment Database (from Washington State ESD data)

Nice Image Here



Fremont

Existing Land Use

- Single Family
- Duplex/Triplex
- Other Housing
- Multi-Family
- Office

- Retail/Service
- Hotel/Motel
- Entertainment
- Mixed Use
- Parking
- Industrial

- Warehouse
- Transp/Util/Comm
- Institutions
- Public Facilities
- Schools
- Open Space

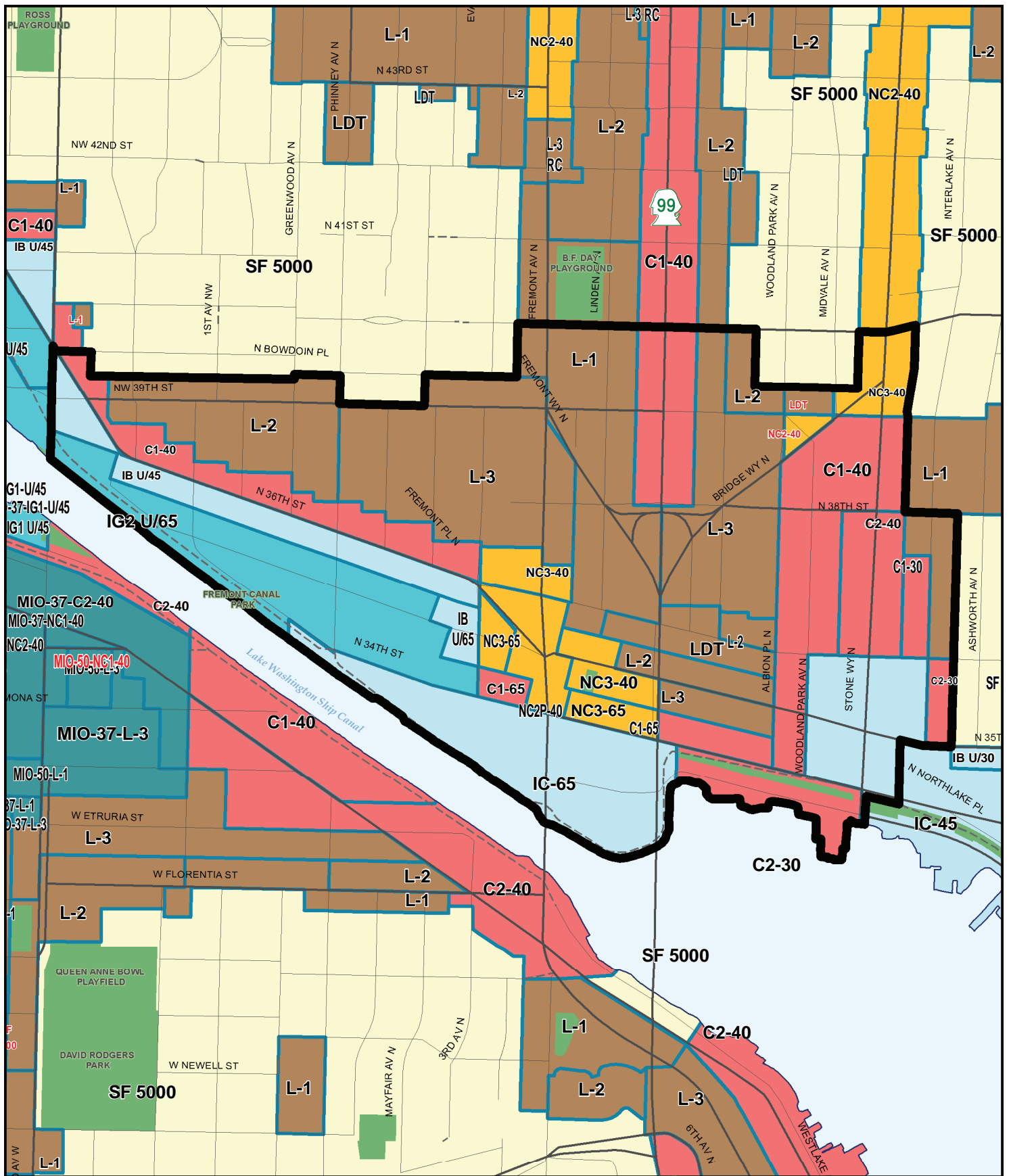
- Water Body
 - Easement
 - Vacant
 - Unknown
- Urban Village**

LINK Light Rail

- Stations
- At-Grade / Aerial
- Tunnel



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Fremont

Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family
- Single Family
- Downtown
- ID/Pike Mkt/Pioneer Sqr
- Other Industrial
- General Industrial
- MIO

Station Area Overlay

- LINK Light Rail
- City Open Space
- Urban Village

LINK Light Rail

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FREMONT GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

Source: comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Fremont	215	2,170	10	500	12	6,430	30	800	34

Development Capacity as of 2007

Development Capacity	
Housing Units	1,283
Commercial S.F.	675,508
Jobs	1,647

Source: DPD capacity model

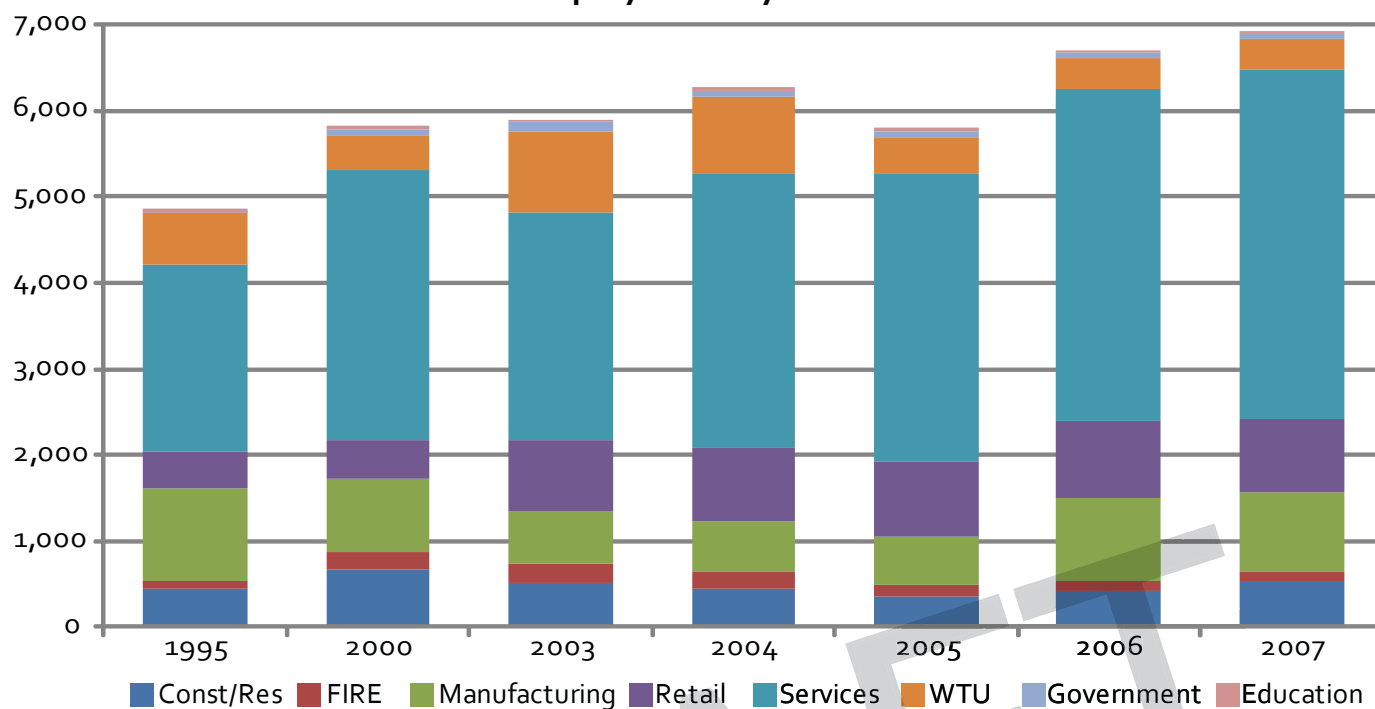
Image Here

Residential Construction

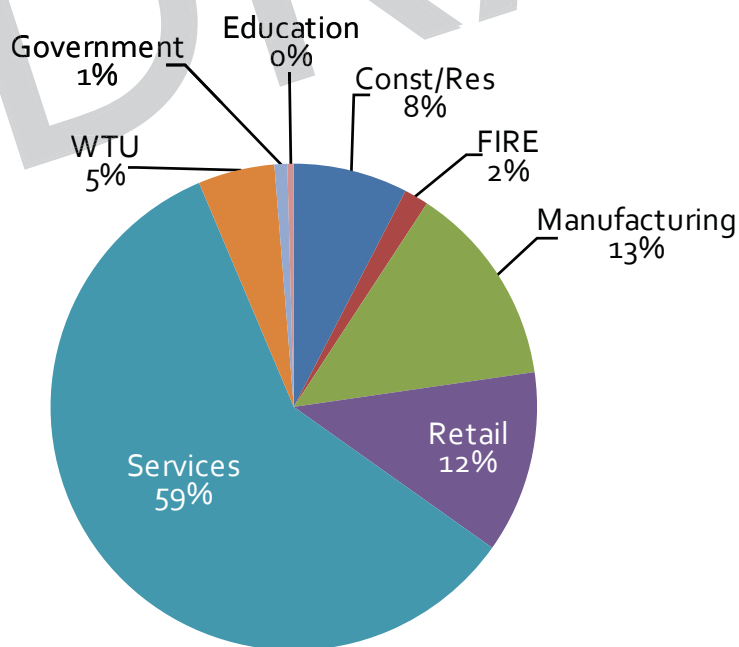
Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	77	16	5
Accessory Dwelling Units	1	1	0
Multi-Family	238	34	5
Mixed Use	30	53	0
Institution	0	0	
Industrial	0	0	2
Total New	346	104	12

Source: DPD permit tracking

Employment by Sector



2007 Employment by Sector



Source: PSRC Covered Employment Database, based on QCEW data from Washington State Employment Security Department.
 Note: Government Education figures for 2000 to 2005 are being revised by PSRC.

Web Links:

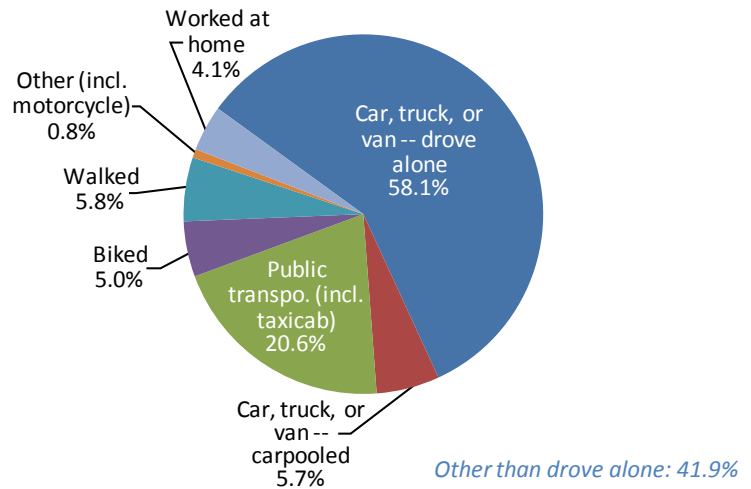
- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

FREMONT TRANSPORTATION

Nice Picture Here

Means of Transportation to Work

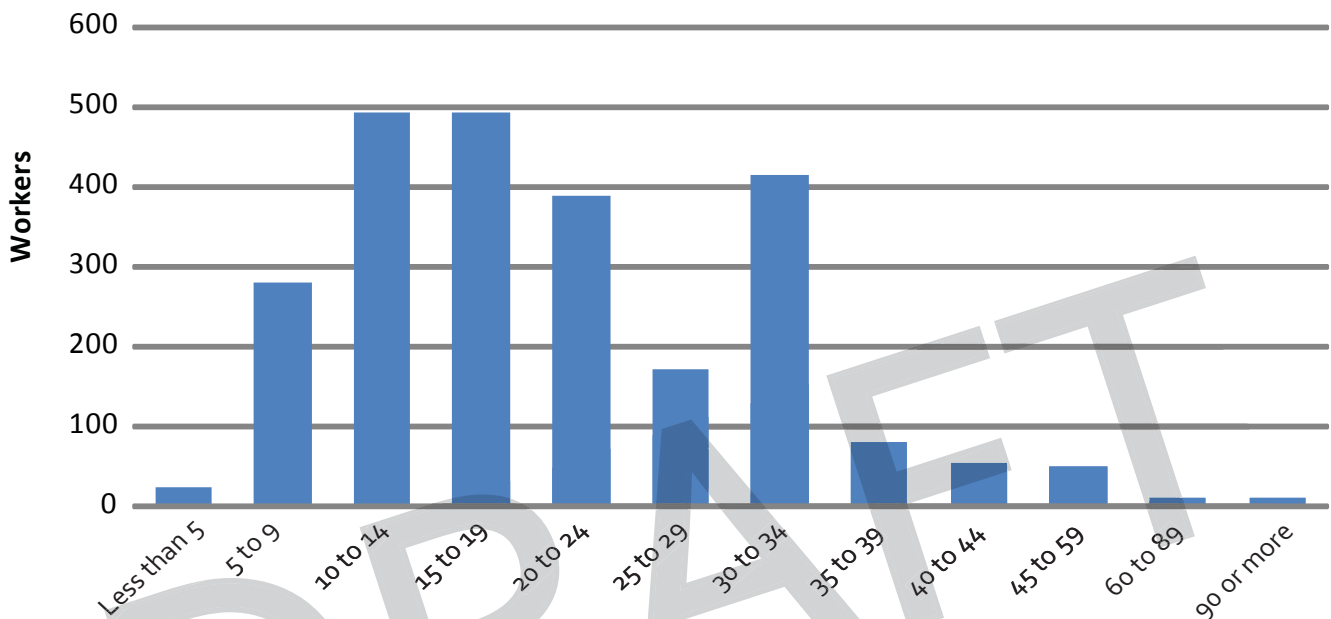
for workers 16 years and older



Source: 2000 Census, SF-3 block group estimates

Travel Time to Work (in minutes)

for workers 16 years and older not working at home

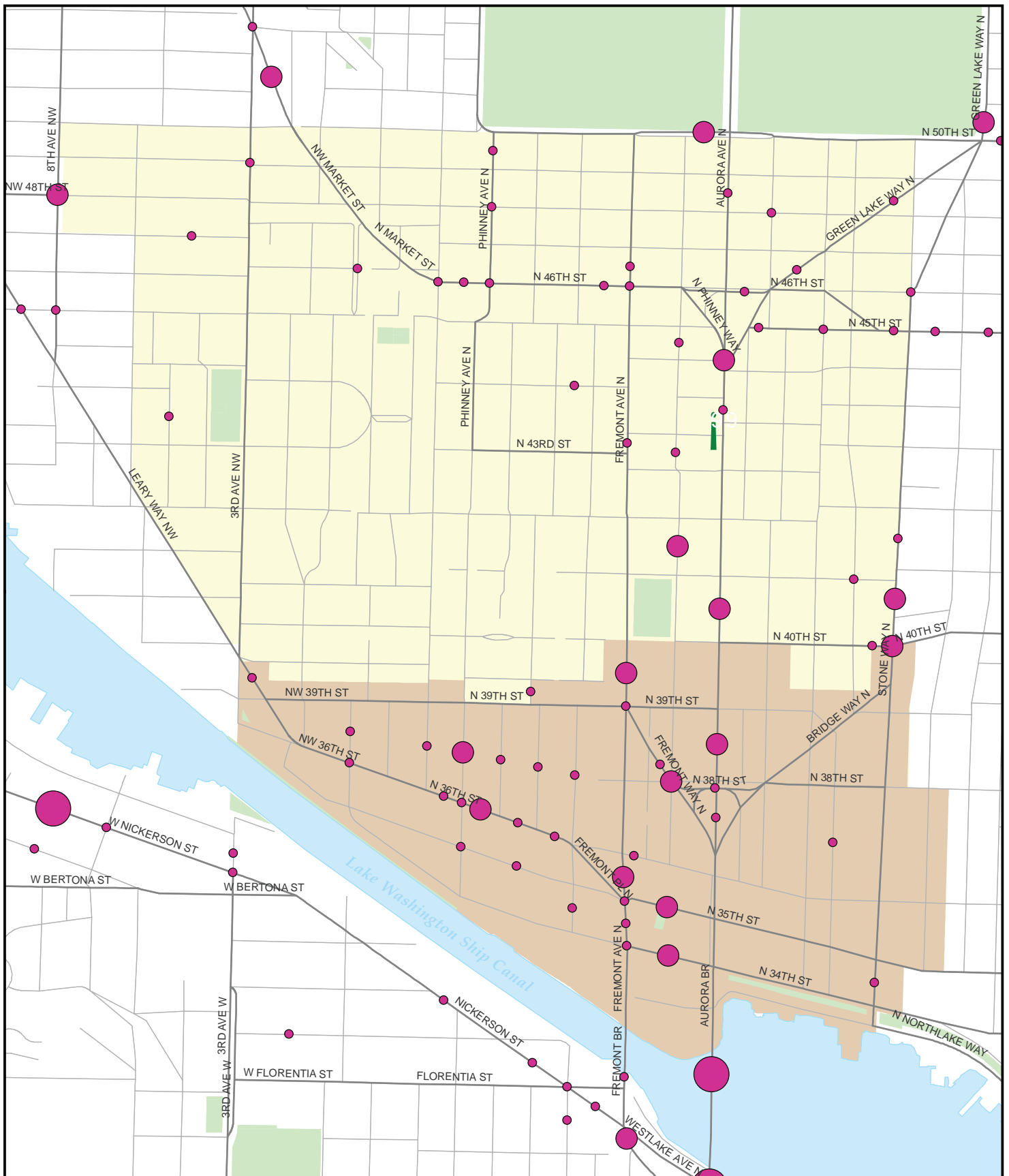


Source: 2000 Census (SF-3 block group estimates)

Related Plans

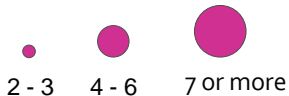
- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

DRAFT



Fremont

Car Collisions 2008



0 0.05 0.1 0.2 Miles



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NSF Projects

2008

2009

- Traffic Circle

 SDOT Full Signal

SDOT Fire Signal

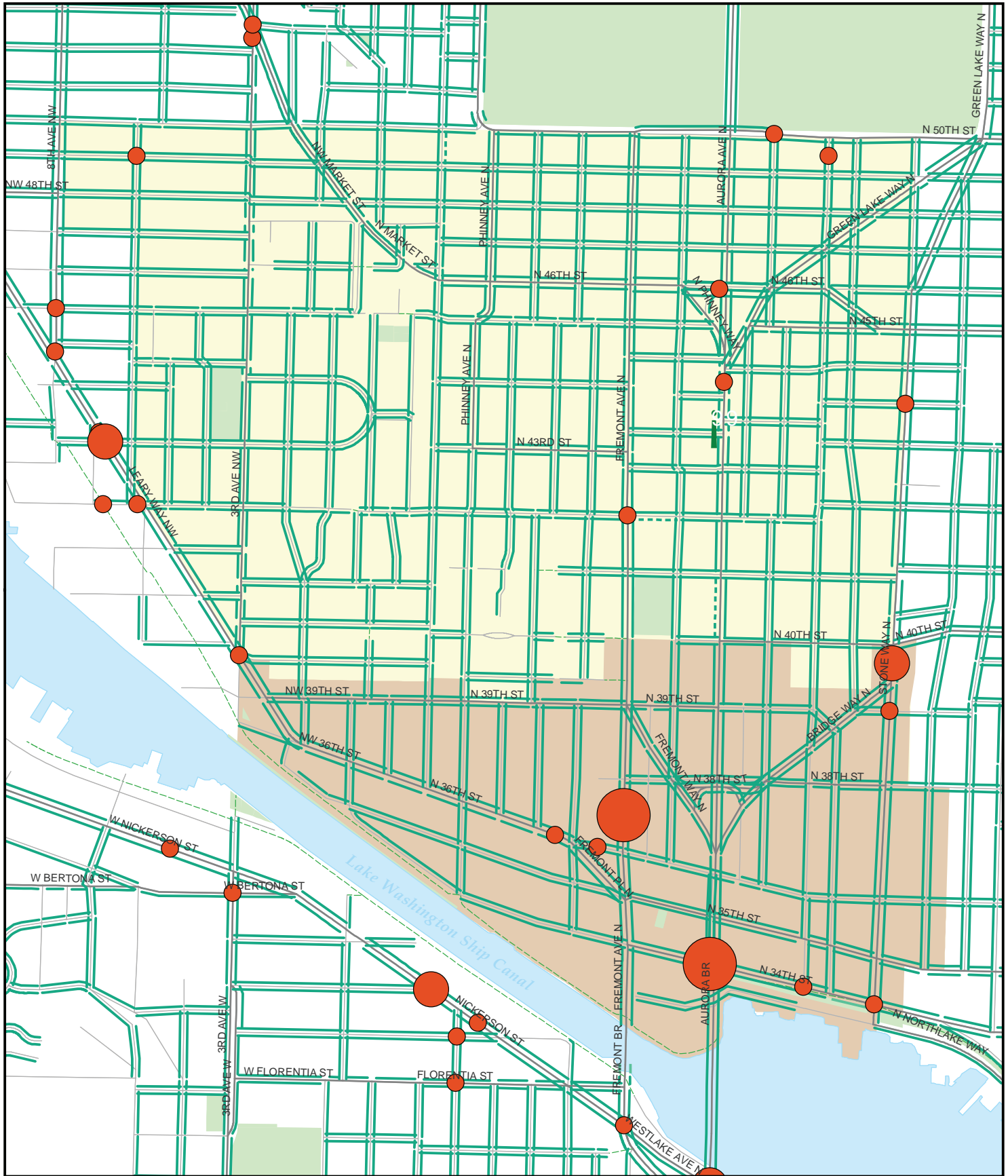
 WSDOT Signal Half Pedestrian Signal

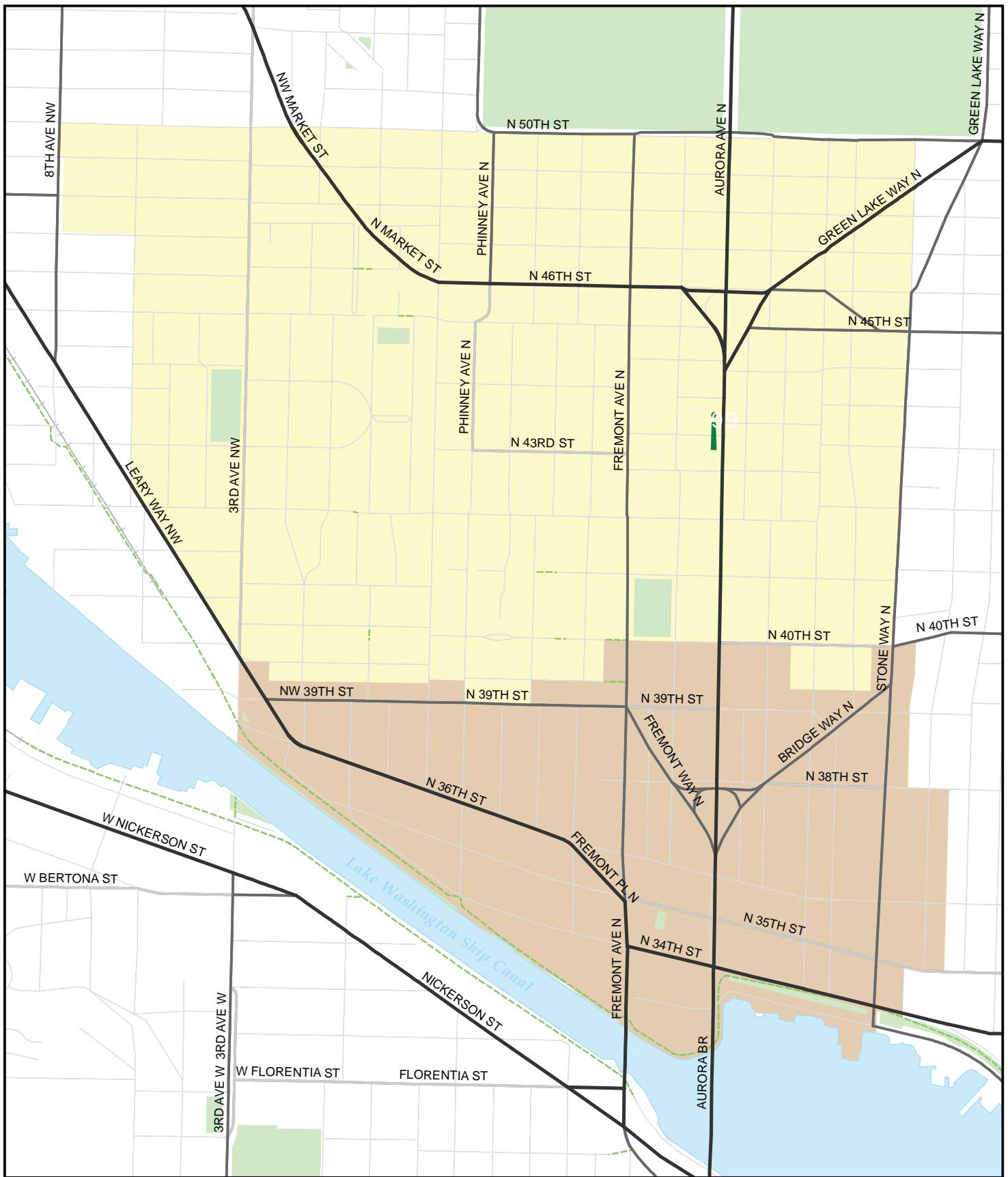
 Mid Block Crosswalk

 School Beacon

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Fremont

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

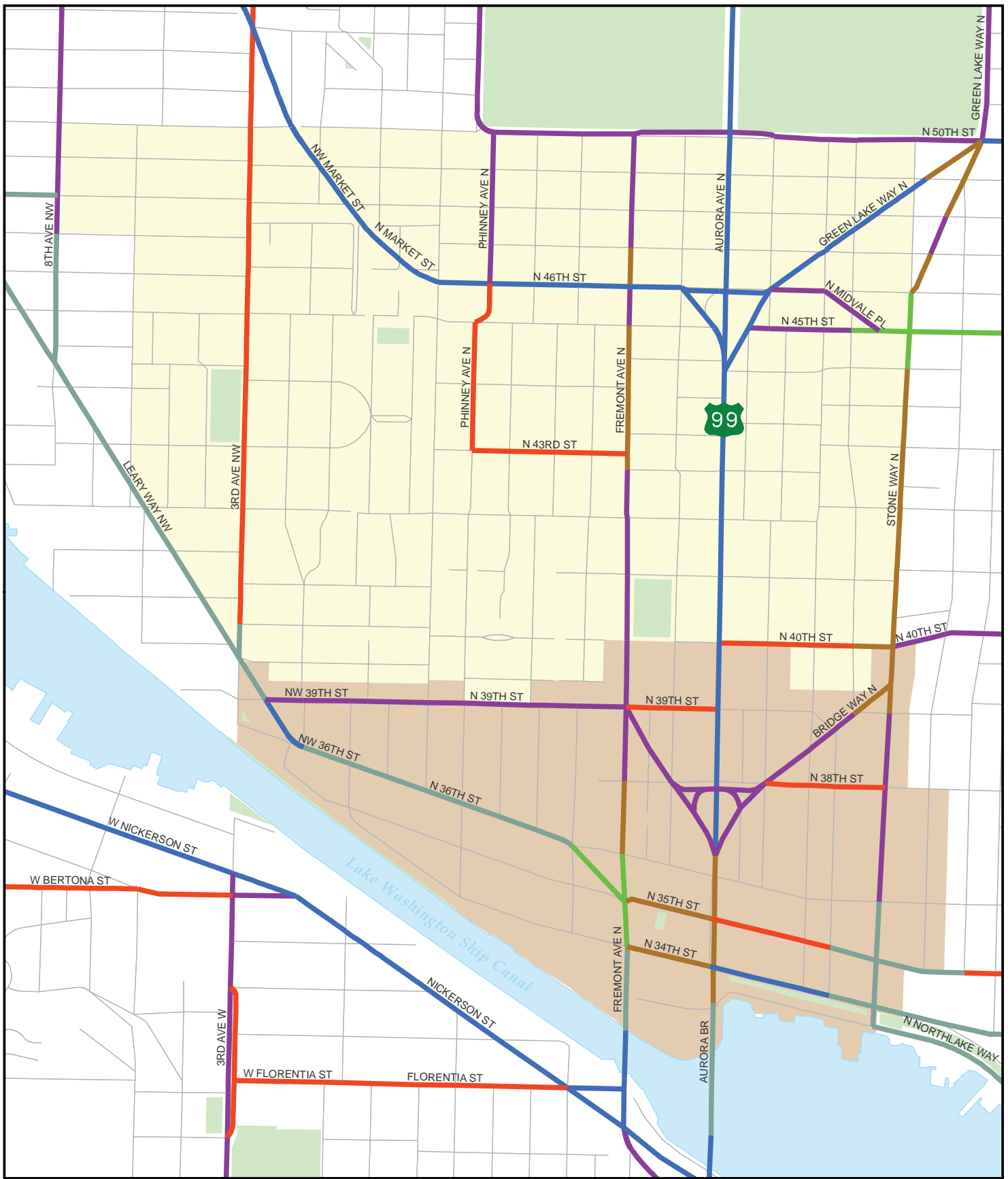
Street Class

- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.05 0.1 0.2 Miles








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Fremont

StreetType

- | | |
|---|--|
|  Main Street |  Local Connector |
|  Mixed Use Street |  Regional Connector |
|  Commercial Connector |  Industrial Access Street |

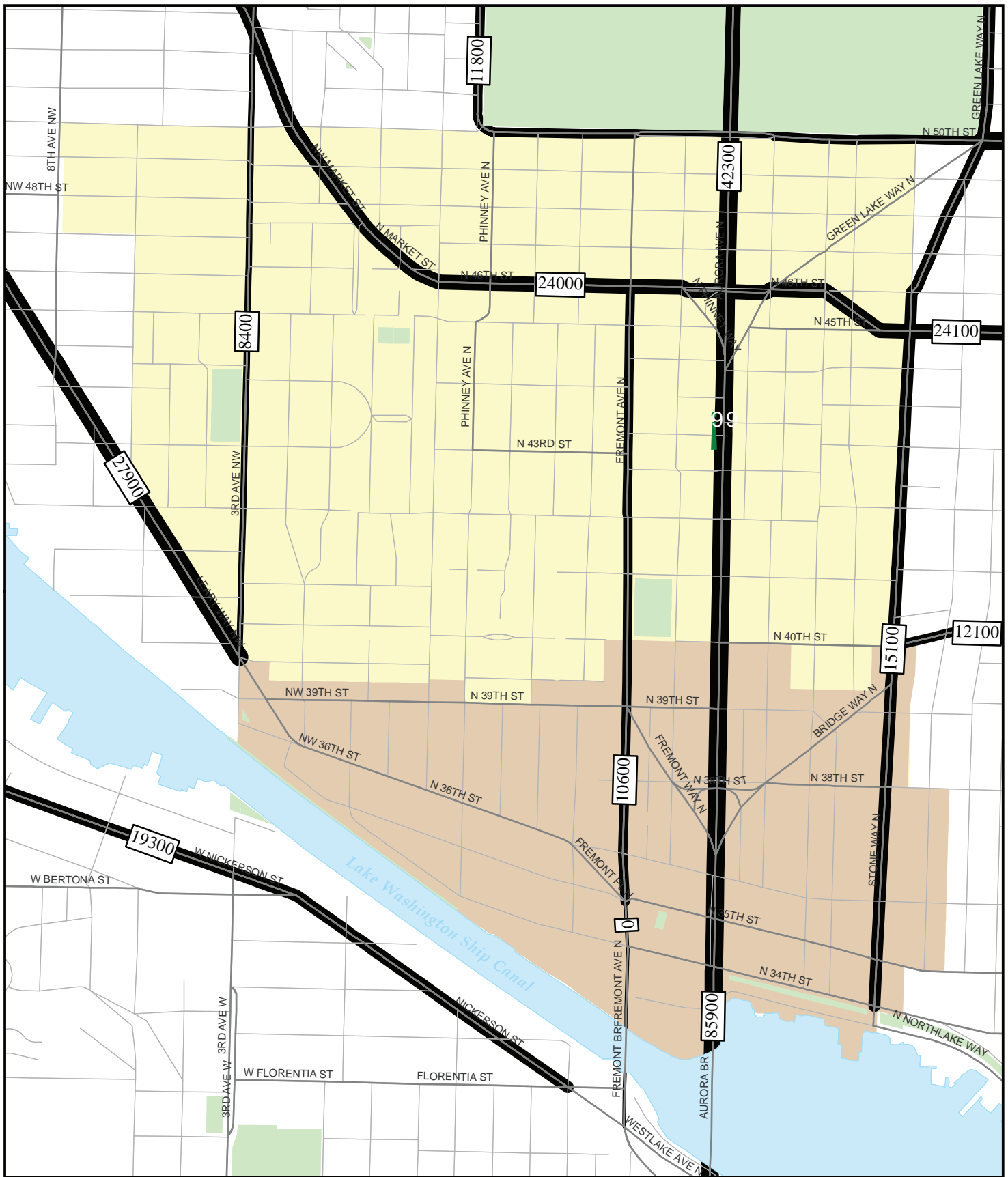
0 0.1 0.2 0.3 0.4 Miles



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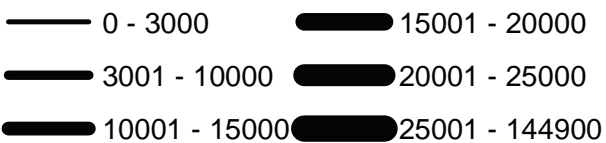
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Fremont

Traffic Flow



0 0.05 0.1 0.2 Miles



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- Bus Stop



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FREMONT PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
**Burke Gilman Trail	From NE 145 St south on Lake Washington to Ballard	88						X	
B. F. Day Playground	4020 Fremont Ave N	2.4		X	X	X			
A. B. Ernst Park	723 N 35th St.	0.2						X	
Fremont Canal Park	199 N Canal St	0.7						X	
Fremont Peak Park	4351 Palatine Ave N	0.6						X	
Ross Playground	4320 4th Ave. NW	2.3		X					X
*Woodland Park	1000 N 50th St	90.9		X	X	X	X	X	
*Woodland Park Zoo	700 N 50th St.	90.9							X

* Park is adjacent to Planning boundary

** Portions of the Park are within the Planning boundary

Related Plans & Websites

- Strategic Action Plan, September, 2008 <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
The Strategic Action Plan establishes a vision and guides decisions over the next five years. Public and staff participation were an integral part of this process to ensure the Plan reflects the needs of the Seattle community.
- Parks and Green Spaces Levy: <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents: <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update <http://seattle.gov/parks/publications/GapReport.htm>

Community Investments

New Usable Open Space since 2001

Since 2001, the Northwest Sector has gained five new parks including the Bitter Lake Reservoir open space development, Greenwood Park, Ballard Commons Park, Linden Orchard Park and Fremont Peak Park which altogether add eight acres of Usable Open Space to the Northwest Sector. Five additional park acquisitions have been made in the Northwest Sector that do not meet Usable Open Space criteria including A.B. Ernst Park in Fremont, the Wallingford Steps in Wallingford and Thyme Patch Park, the 6th Avenue NW Pocket Park and a property at NW 63rd and 17th NW in the greater Ballard area.

- **A.B. Ernst Park** – The Pro Parks Levy provided \$396,000 for project costs of acquisition, planning, design and construction. The project provided a central plaza, amphitheater, grand staircase, ADA accessibility, plantings and irrigation. An artwork by Seattle artist Jenny Heishman has been installed at the park titled Watermover and is a response to the feeling of flow through the site and the way the park design references a flowing river.
- **Fremont Peak Park** – The Pro Parks Levy Opportunity Fund provided \$250,000 for this park acquisition and development project. Funding sources also included King County Conservation Futures Fund, Seattle Department of Neighborhoods Matching Fund, among many other generous donations of both time and money. The 24,640 square-foot property is an urban oasis with a wonderful panoramic view. This park is also a gathering spot for community activities which include: theatre, solstice celebrations and watching the sunset.
- **Ross Park Shelter House** – The Pro Parks Levy provided \$544,620 for planning, design and construction. Improvements to the building included: upgrading the community meeting room; added a community notice board; improved ADA access; upgraded building services; improved landscape.

Fremont Hub Urban Village:

Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations

While B.F. Day Playground and the Fremont Canal Park provide some Village Open Space to the Fremont Hub Urban Village, most of the urban village is outside the 1/8 mile range of Usable Open Space. While Seattle Parks did recently purchase and develop the A.B. Ernst Park in the east section of the village, this park is around 7,000 square feet and therefore does not meet Village Open Space criteria.

Population-based Goals: 1 acre Village Open Space per 1,000 households

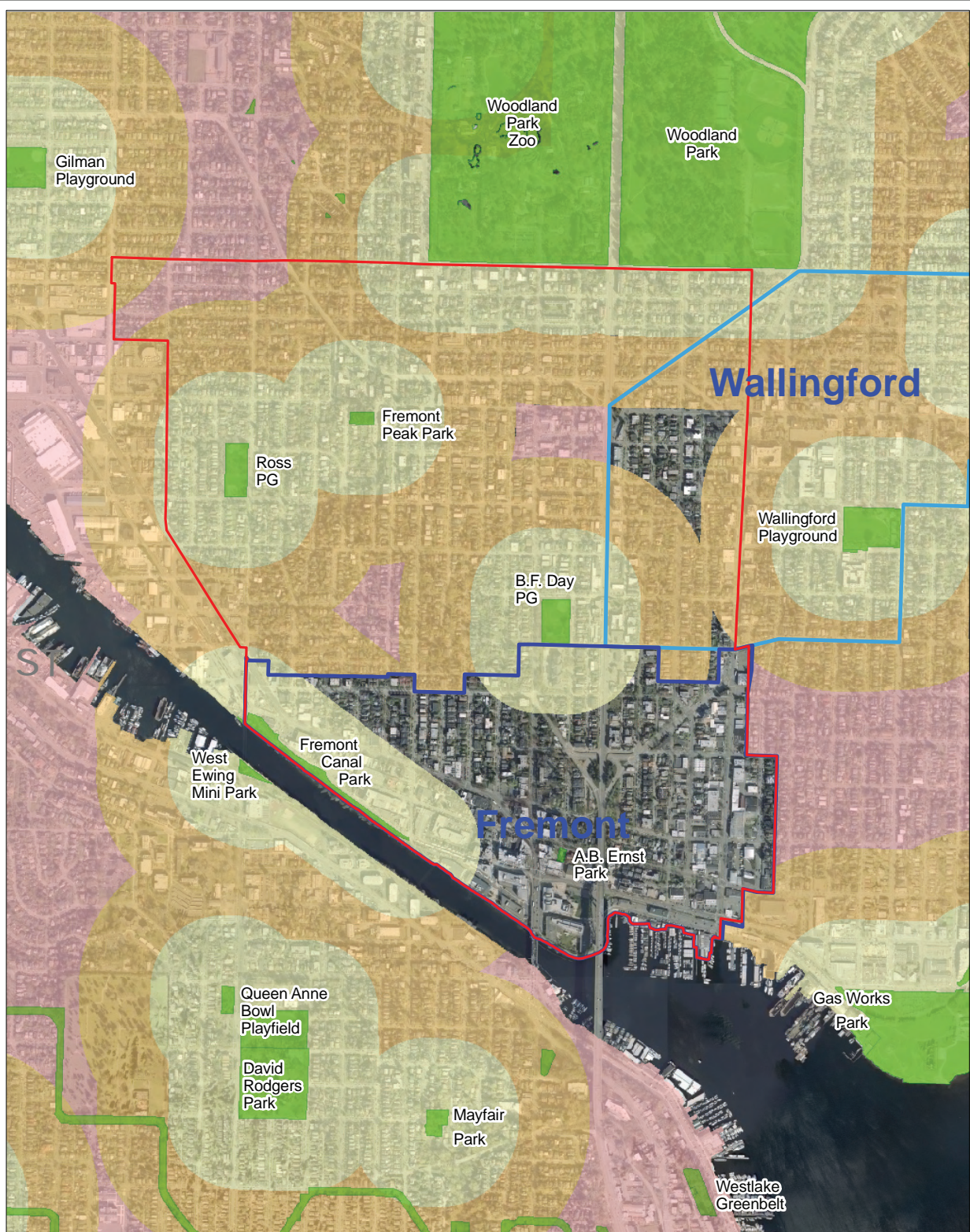
Usable Open Space needed to meet 2004 Open Space Household Goal 2.17 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 2.67 acres

Existing Usable Open Space within Urban Village Boundary .69 acres

Existing Usable Open Space within and abutting Urban Village Boundary 3.05 acres

Population-based goal result Goals met

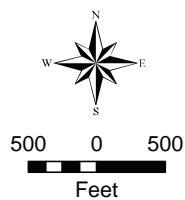


Gaps in Usable Open Space - Fremont

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Map date: June 8, 2009
Source:
Port of Seattle, Army Corps of Engineers, and City of Seattle GIS data.



LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages
- Planning Area

Service Area Criteria for Usable Open Space (UOS)

- 1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile
- 1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile
- 1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

FREMONT CAPITAL FACILITIES & UTILITIES

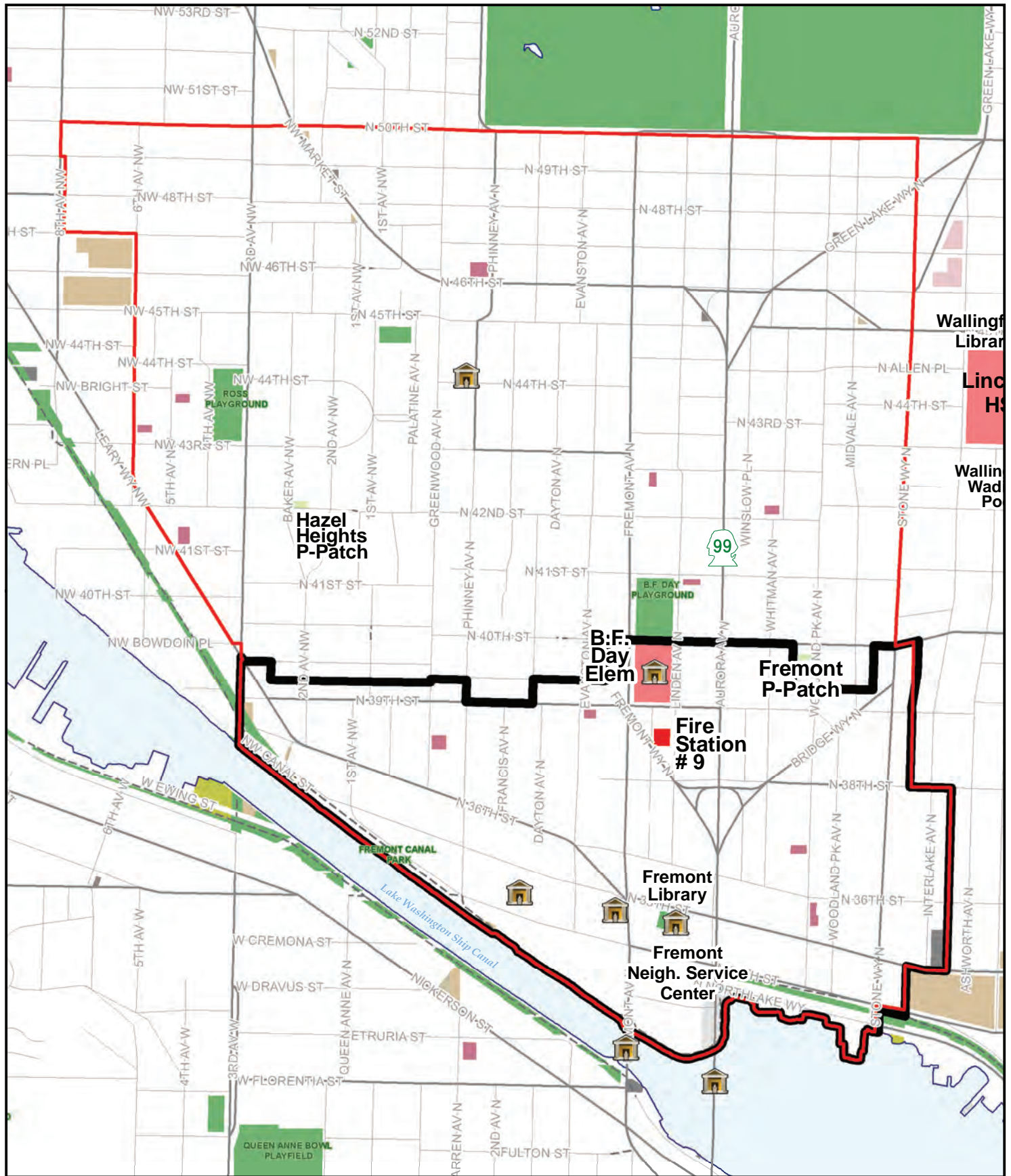
Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 9	3829 Linden Ave N	EMS 82% in 4 mins, Fire: 82% in 4 mins. Engine Co., Air Supply	
Police Station	North Pre-cinct	10049 College Wy. N	32.12 sq.mi.service area, facility capacity 16,779 square feet	
Schools	B.F. Day Elementary	3921 Linden Avenue N	400 students	
	All 10 Middle Schools			
	All 11 High Schools			
Library	Fremont Branch	731 N 35th St	6060 sq.ft	
P-Patch	Fremont P-Patch	N. 39th & Woodland Park Ave. N	29 Plots	

Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>



Fremont

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations At-Grade / Aerial Tunnel

- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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FREMONT HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Fremont-(Greenlake/Wallingford D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,263	\$940	\$1,138	\$1,276
2000 and newer	\$1,494	\$1,035	\$1,430	\$1,591
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$935	\$1,022	\$1,035	\$1,152	\$1,263

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(Ballard/Greelake/Greenwood MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	224	\$395,000	66	\$274,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008.
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

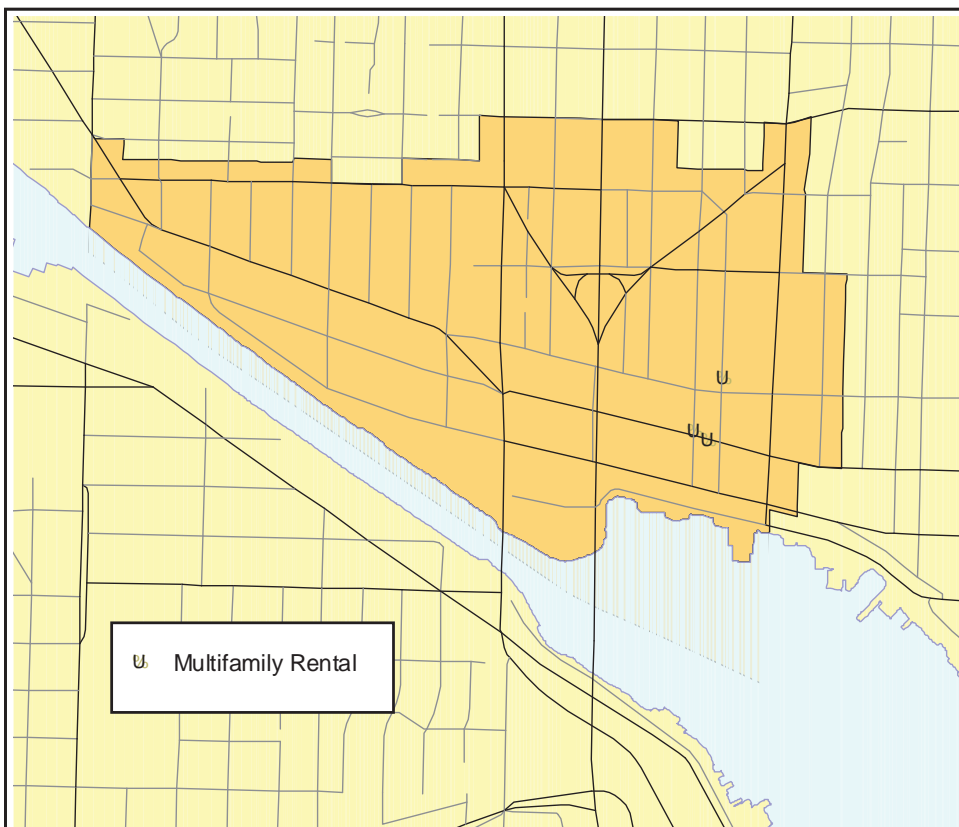
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Fremont Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Weatherization

3 locations / 38 unit